



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03PR0268

Wendy's International, Inc.
(Wendy's - Route 10/Kingston Avenue)

Bermuda Magisterial District
Southeast quadrant of Route 10 and Kingston Avenue

REQUEST: Site Plan Approval.

The applicant is requesting Planning Commission approval of a site plan as required by Zoning Case 91SN0276.

RECOMMENDATION

Staff recommends deferral of the request for thirty (30) days for the following reason:

Prior to site plan approval, right of way dedication is required by Case 91SN0276.
(Reference review comment number 3 below)

REVIEW COMMENTS

1. On the site plan, include a construction sequencing and maintenance of traffic narrative as part of the work area protection layout plan. The detailed work area protection layout plan is required for all construction activities within state maintained right of way. The requirements can be found in the "Virginia Work Area Protection Manual", dated 2002. (VDOT)
2. The Wendy's widening on Kingston Avenue will demolish the signal loop detection in the southeast quadrant. Three (3) loops will be required, one (1) for each outbound lane. Two (2) electrical junction boxes must also be replaced. Conduit from the new junction box must be relayed through an existing box and into the controller. An additional amplifier is required. An accounts receivable

account for \$5,000 must be established to cover the expenses of the signal design work and inspection expenses. The physical work is to be performed by a private signal contractor hired by the developer using the modified plans. Because VDOT does not subscribe to the Miss Utility System, all signal equipment may be located in the field by calling 796-4535 several days in advance of excavation in the area. (VDOT)

3. Prior to final site plan approval, one hundred feet of right of way on the south side of Route 10 measured from the centerline of that part of Route 10 immediately adjacent to the property shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. This is required by Zoning Condition 1 of Case 91SN0276. (T)
4. It is the responsibility of the applicant to comply with and/or acquire all applicable Federal and/or State permits in relationship to environmental features, including but not limited to "wetlands, surface waters (e.g. VPDES permit for construction sites of 1 acre or more), ground water and air quality". Final approval of these plans will not relieve you of your responsibility. Wetlands documentation must be received by this department prior to issuance of the land disturbance permit. (EE)
5. Revise structure 13 under the yard inlets to a minimum diameter of 12". (EE)
6. Provide the calculations used to determine the pre-developed flows used in the routing calculations. (EE)
7. Revise the outlet connectivity in the routing calculations to match the proposed SWM/BMP design. (EE)
8. Provide the stage-storage-discharge calculations for the SWM/BMP. (EE)
9. Provide a copy of the approved opt-out report referenced in the CBPA compliance note. (EE)
10. Provisions must be made in the erosion control narrative for conversion of the sediment trap into a SWM/BMP facility after the upstream areas are fully stabilized. (EE)
11. The outlet structure data input for the barrel pipe must match the proposed SWM/BMP design. Revise the routing calculations accordingly (invert elevations and length of pipe). (EE)
12. The name, "walk-in address" and telephone number of a local registered agent representing the owner for service of process must be provided prior to issuance of a land disturbance permit. (EE)

13. All onsite drainage easements including stormwater/BMP drainage easements must be recorded prior to issuance of a building permit for this project. (EE)
14. The stormwater/BMP facility must be certified by a professional engineer prior to issuance of any occupancy certificates. (EE)
15. A land disturbance permit is required for this project and the following are required prior to its issuance:
 - a.) Substantial or full site plan approval
 - b.) A VDOT land use permit
 - c.) A letter must be received from a qualified wetlands expert stating:
 - 1) There are no wetlands impacted on this project, or
 - 2) The wetlands impacted are less than 0.1 acres and Corps of Engineers notification is not required, or
 - 3) All applicable federal and state wetland permits have been acquired (copies of the permits must be submitted). (EE)
16. The architecture of the building shall conform with the elevations submitted and received April 29, 2003, and shall be compatible with the East Coast Gas Station building as follows:
 - a.) The standing seam metal roof shall match the color of the standing seam metal roof on the existing adjacent East Coast Gas Station.
 - b.) The colonial style cornice shall be similar.
 - c.) Brick color and grout shall be compatible.
 - d.) Windows shall have white frames and muntins. (P)
17. Subsequent to Planning Commission review, and prior to the release of the building permit, two (2) copies of the revised building elevations must be submitted to the Planning Department for approval in accordance with the Review Comments and Conditions of the Planning Commission approval. These elevations must be received separate of the construction document rolls which are submitted to the building inspections department.
 - a.) Elevations need to identify all building materials and colors and show all junction and access boxes, mechanical equipment and utility pad fixtures that are on or immediately adjacent to the building.
 - b.) All junction and access boxes need to be screened or painted to match the building. If painted, this needs to be stated on the elevation.
 - c.) Mechanical equipment, whether rooftop or ground level, shall be shielded and screened from public view and must be designed to be perceived as an integral part of the building. Building elevations need to show any rooftop units. Parapets and/or screens must be equal in height to any rooftop units, or sight line drawings must be provided to document that lower parapet height provides complete screening.

18. Revise the lighting plan as follows:
 - a.) Adjust location of proposed light pole located at the south end of the site to avoid the concrete curb inlet and storm pipe.
 - b.) Delete pole mounted floodlights. Lighting fixtures must be shoebox cut-off type. Building illumination may be accomplished with ground-mounted fixtures equipped with glare shields.
 - c.) Wall mounted H.I.D. fixtures must also have ninety (90) degree cut off configuration or have shields to conceal the light source and/or reflectors and to reduce glare off-site. (P)
19. Subsequent to Planning Commission review, two (2) separate copies of revised lighting plan and cutsheets must be submitted directly to the Planning Department for approval in accordance with the Review Comments and Conditions of the Planning Commission approval. The lighting plan and accompanying catalogue sheets for all building-mounted and free-standing lights must be approved prior to the release of a building permit. The lighting plan should show the location of all light fixtures. (P)
20. Revise the landscape plan as follows:
 - a.) Coordinate location of trees and proposed lighting. A potential conflict exists with the light pole located at the south end of the site. This light pole will need to be relocated due to storm sewer conflict. Indicate all light pole locations on the landscape plan and adjust tree locations to provide a minimum of twenty (20) feet between the tree and the pole.
 - b.) Indicate north on the landscape plan.
 - c.) Label the seventy-five (75) foot buffer area on the landscape plan. (P)
21. Subsequent to Planning Commission review, and prior to the release of the building permit, two (2) copies of the revised landscape plan must be submitted to the Planning Department for approval in accordance with the Review Comments and Conditions of the Planning Commission approval. Prior to occupancy of the building, landscaping must be installed or bonded. (P)
22. Solid waste storage areas located within 1,000 feet of any A, R, R-TH or R-MF district shall not be serviced between the hours of 9:00 pm and 6:00 am. Such areas shall be posted with a sign not to exceed six (6) square feet stating hours that the dumpster may be serviced. In the site plan set, provide detail of this sign mounted to the gate exterior. (P)
23. Prior to release of the building permit, an irrigation and/or hose bib plan must be submitted to and approved by the Planning Department. (P)

GENERAL INFORMATION

Associated Public Hearing Cases:

91SN0276 – Evelyn J. Gray
97PR0203 – East Coast Oil Corporation

Developer:

Wendy's International, Inc.

Location:

Fronting approximately 200 feet on the south line of Route 10 also fronting approximately 400 feet on the east line of Kingston Avenue and located in the southeast quadrant of the intersection of these roads. Tax IDs 818-651-Part of 4759 and Part of 4821 (Sheet 27).

Existing Zoning and Land Use:

C-3; Vacant

Size:

1.8 acres

Adjacent Zoning and Land Use:

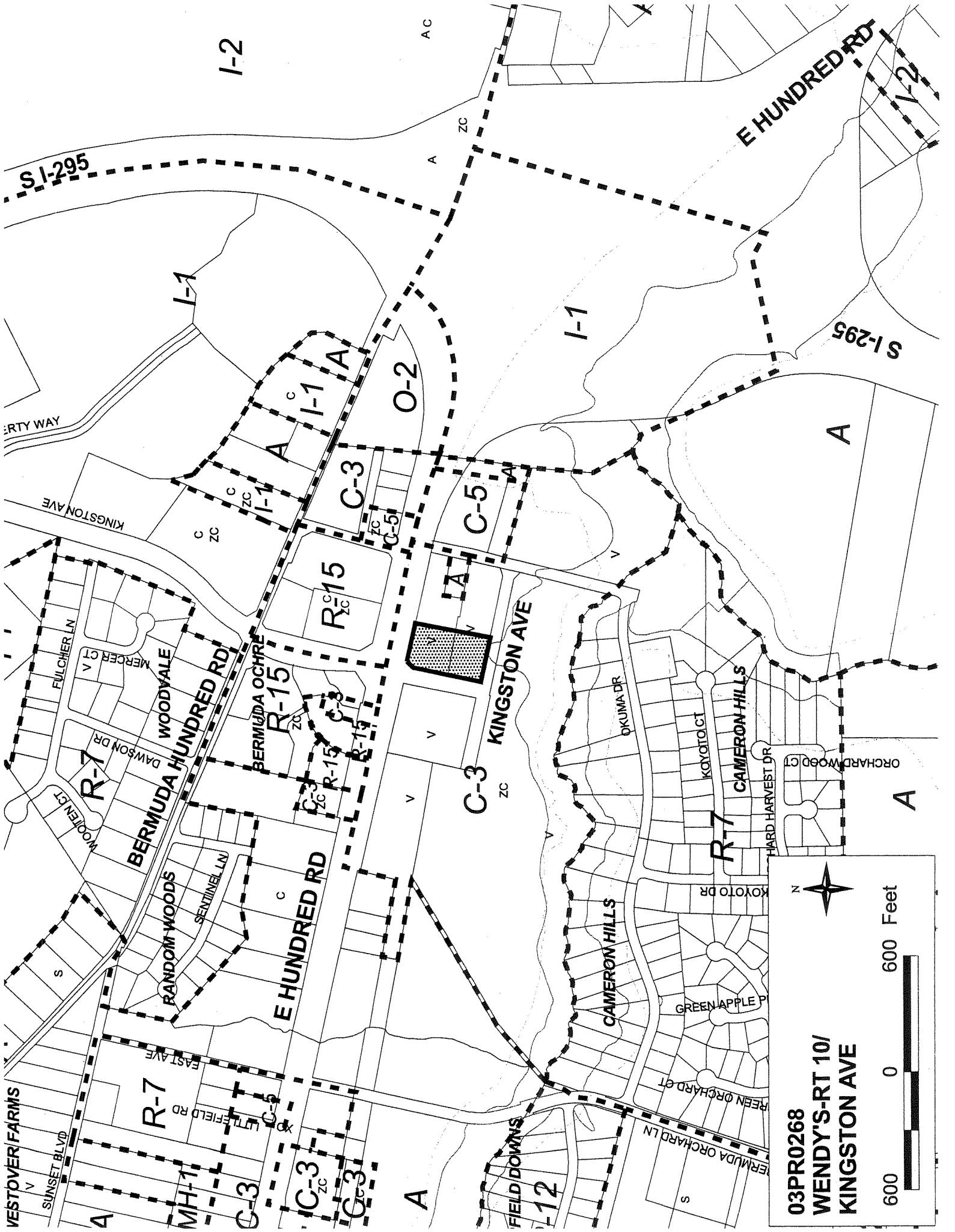
North - R-15 with Conditional Conditional Use Planned Development; Fast food restaurant
South - R-7; Residence
East - C-3; Vacant
West - C-3; Convenience/gas

BACKGROUND

The site was rezoned from Agricultural (A) to Community Business (C-3) on July 28, 1993 (Case 91SN0276). Condition 9 of Case 91SN0276 requires site plan review and approval by the Planning Commission. Condition 7 of Case 91SN0276 requires architectural treatment to be similar to either the River's Bend Shopping Center or Chesterfield Meadows Shopping Center. Approval of the East Coast Super Store architecture by the Planning Commission in 1997 establishes the standard of architectural treatment for the Wendy's building and future development within the project.

CONCLUSIONS

Staff recommends a thirty (30) day deferral to the next regularly scheduled hearing date on June 17, 2003.



N

600 0 600 Feet

03PR0268
WENDY'S-RT 10/
KINGSTON AVE

NOTE: EXISTING TREES MAY BE CREDITED TOWARD PERIMETER LANDSCAPING REQUIREMENTS, AT THE TIME OF THE PERMITS AND OCCUPANCY INSPECTION. EXISTING PLANT MATERIAL MUST BE IDENTIFIED BY THE PLANNING DEPARTMENT TO DETERMINE IF ADDITIONAL PLANT MATERIAL WILL BE REQUIRED TO MEET ORDINANCE REQUIREMENTS.

NOTE: PRIOR TO OCCUPANCY AN INSPECTION BY AN AGENT OF THE PLANNING DEPARTMENT WILL BE REQUIRED TO DETERMINE IF ADDITIONAL PLANT MATERIAL MUST BE INSTALLED OR BONDED PRIOR TO OCCUPANCY.

SEE ATTACHED APPROVED LANDSCAPE CALCULATIONS
ALL PLANT, TREES OF PERIMETER LANDSCAPING, L.C.

PLANT	REQUIREMENTS	EXISTING	PROPOSED
1. TREES	1	1	1
2. SHRUBS	1	1	1
3. PERENNIALS	1	1	1
4. ANNUALS	1	1	1
5. MULCH	1	1	1
6. SOIL	1	1	1
7. FERTILIZER	1	1	1
8. IRRIGATION	1	1	1
9. LIGHTING	1	1	1
10. SIGNAGE	1	1	1
11. FENCE	1	1	1
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PLANT MATERIAL SIZES ARE TO CORRESPOND WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF HORTICULTURISTS.

2. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT SHALL NOTIFY ALL UTILITIES AT 1-800-458-5384-5385.

3. LANDSCAPE PLANTINGS AT ENTRANCES SHALL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SHORT DURATION NEEDS OF DRIVERS IN THE PARKING AREA AND AT THE ENTRANCE/EXIT LOCATIONS.

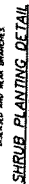
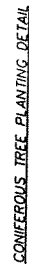
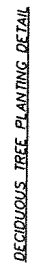
THE OWNER IS RESPONSIBLE FOR MAINTAINING SHUBS AND TREES THAT ARE REQUIRED FOR APPROVED LANDSCAPING PLUS DISEASE OR DEAD PLANT MATERIALS ARE TO BE REPLACED DURING THE NEXT PLANNING SESSION.

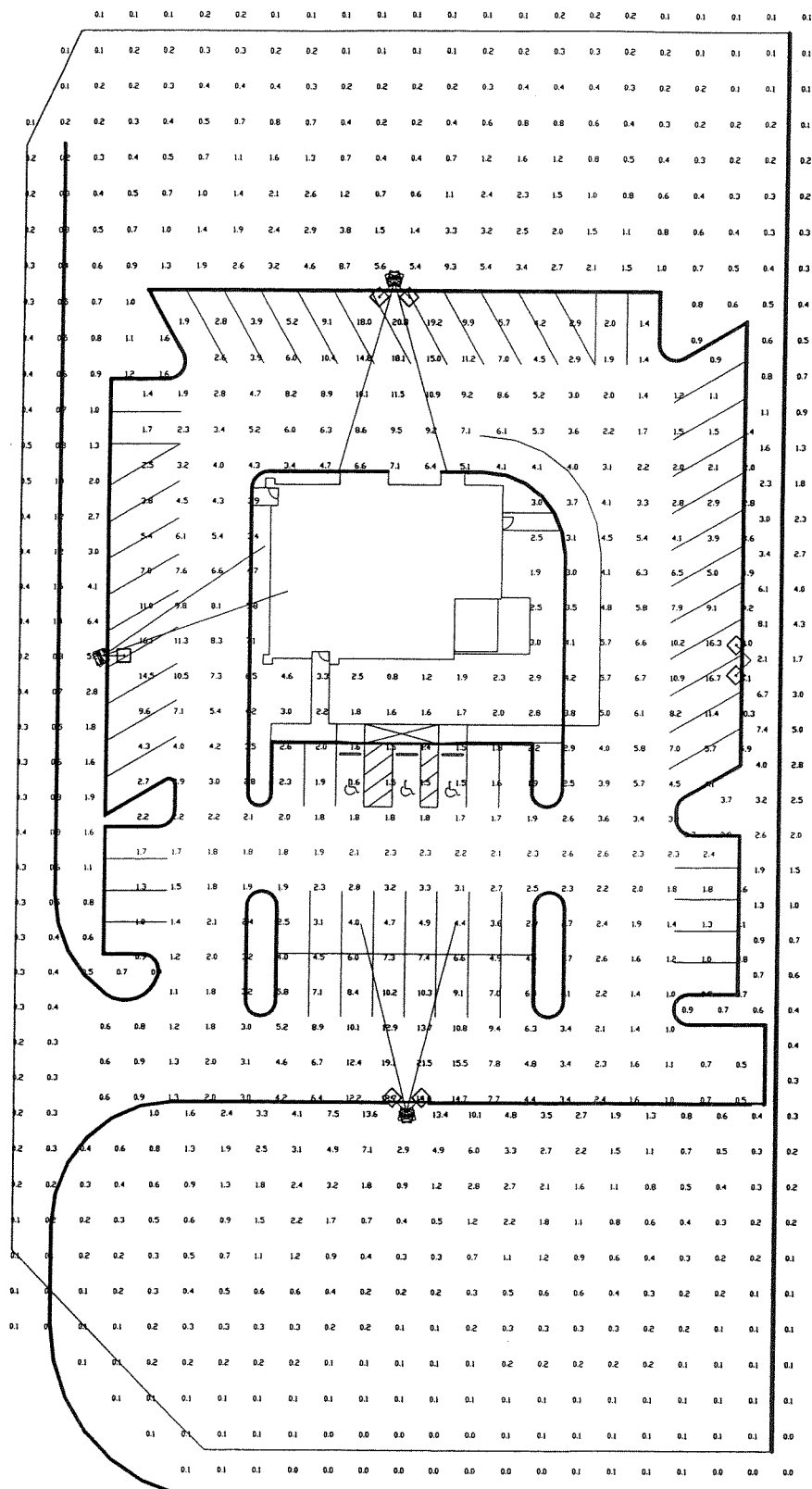
ALL PLANT MATERIAL TO BE GUARANTEED DURING INSTALLATION AND WITH FINAL PROJECT AND IN UNUSUALTY CONDITIONS, ON OTHER CAUSES DUE TO CONTRACTOR'S NEGLIGENCE SHALL BE REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

ALL PLANT MATERIAL QUANTITY COUNTS ON THE PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO ORDERING.

NO CHANGES TO PLANT SCHEDULE UNLESS FIRST APPROVED BY THE CHESTERFIELD COUNTY PLANNING DEPARTMENT SCHEDULING REVIEW SECTION.

PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANNING DEPARTMENT SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE CERTIFICATE OF OCCUPANCY PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.

[illegible]



Prepared for: Designed Lighting
 Prepared by: Tom Gibson
 Date: 02/21/03

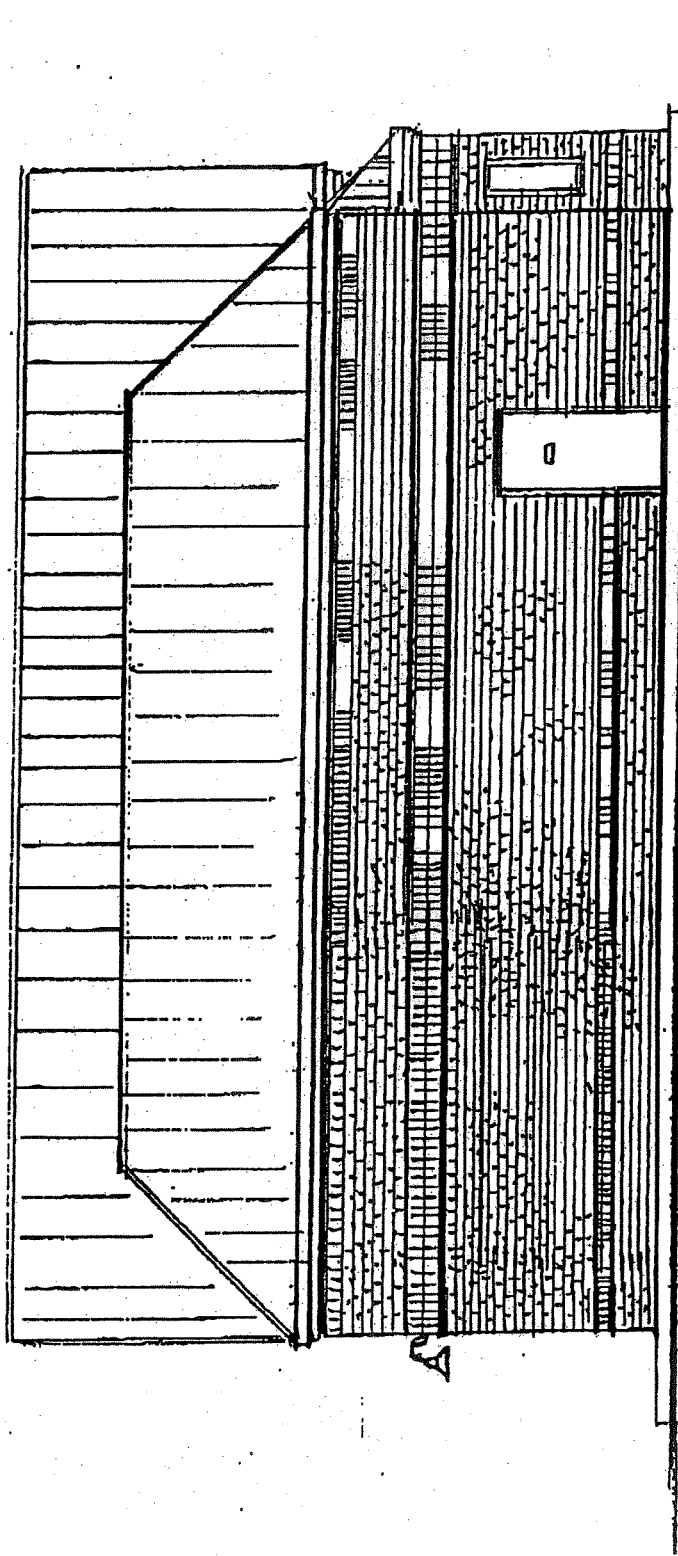
Wendy's

Chesterfield, VA

Designed Lighting
 Melissa Wright

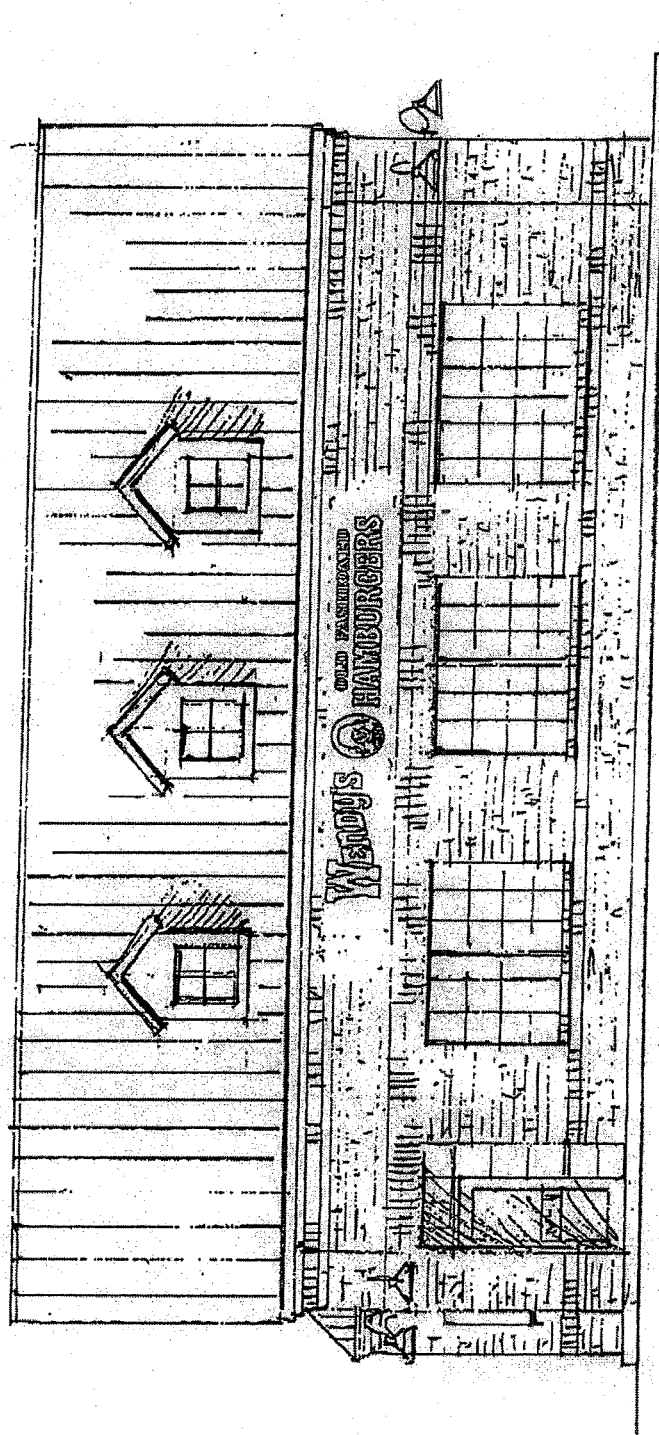
Phone: 800-248-5483
 Fax: 614-850-2405
 Email: Applications@SpectrumOhio.com

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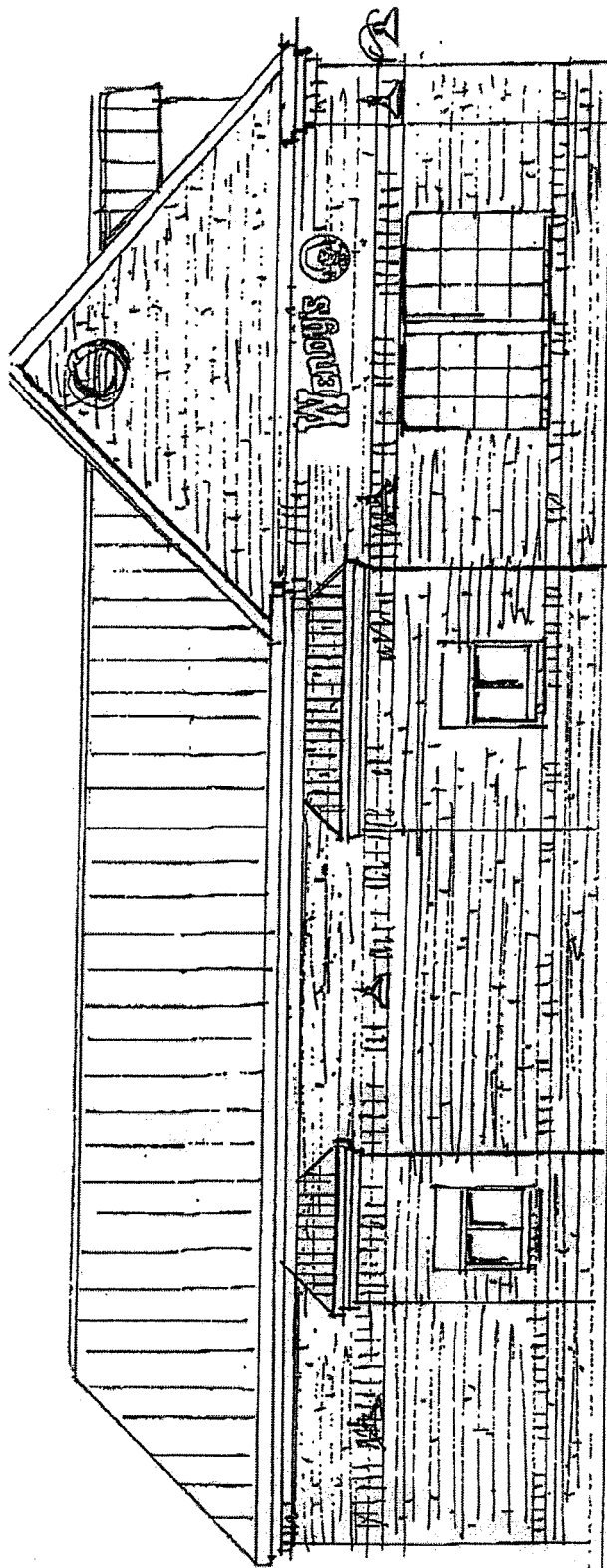
Wendy's Exterior Proposal

Back Elevation
Chesterfield County, Virginia



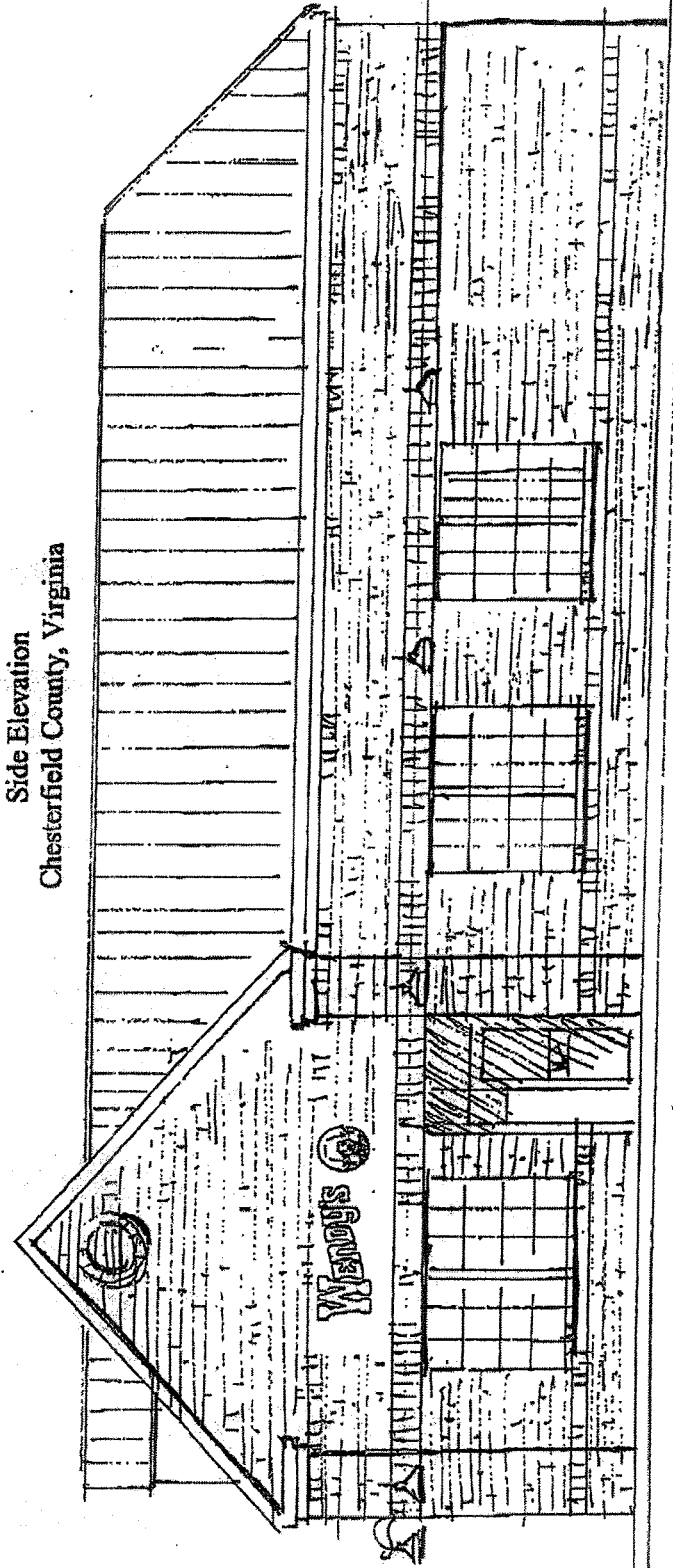
Wendy's Exterior Proposal

Front Elevation
Chesterfield County, Virginia



Wendy's Exterior Proposal

Side Elevation
 Chesterfield County, Virginia



On motion of Mr. Colbert, seconded by Mr. Warren, the Board deferred Case 93SN0195 until September 22, 1993.

Vote: Unanimous

91SN0230 (Amended)

In Midlothian Magisterial District, JAMES F. HUBBARD requested rezoning from Agricultural (A), Residential (R-7) and Convenience Business (B-1) to Neighborhood Business (C-2) of 14.96 acres and to Community Business (C-3) of 7.21 acres. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan designates the property for general commercial and light industrial uses. This request lies on a total of 22.17 acres fronting approximately 899 feet on the southwest line of Midlothian Turnpike, approximately 150 feet northwest of Tuxford Road. Tax Map 17-16 (1) Parcels 1, 2, 4, 5 and 24 and Tax Map 18-13 (1) Parcels 3, 14, 15, 16, 42 and 43 (Sheet 8).

Mr. Jacobson stated the applicant is requesting a thirty-day deferral.

Mr. Frank Cowan and Mr. James Hubbard stated the applicant is requesting a thirty-day deferral to allow certain agreements between the owners of the subject property to be completed. There was no opposition present.

On motion of Mr. Barber, seconded by Mr. Colbert, the Board deferred Case 91SN0230 until August 25, 1993.

Vote: Unanimous

91SN0276 (Amended)

In Bermuda Magisterial District, EVELYN J. GRAY requested rezoning from Agricultural (A) to Community Business (C-3). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan designates the property for commercial/office, light industrial and 100 year floodplain uses. This request lies on 54.7 acres fronting approximately 1,600 feet on the south line of East Hundred Road, also fronting on the east and west lines of Kingston Avenue, and located at the intersection of these roads. Tax Map 118-14 (1) Parcels 19 and 24 (Sheet 33).

Mr. Jacobson presented a summary of Case 91SN0276 and stated the Planning Commission and staff recommends approval and acceptance of the proffered conditions. He noted the request conforms with the Eastern Area Land Use and Transportation Plan.

Mr. John Parsons, representing the applicant, stated the recommendation was acceptable. There was no opposition present.

On motion of Mr. McHale, seconded by Mr. Colbert, the Board approved Case 91SN0276 and accepted the following proffered conditions:

1. Prior to site plan approval, one hundred (100) feet of right of way on the south side of Route 10 measured from the centerline of that part of Route 10 immediately adjacent to the property shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County.

- 2.A. Prior to site plan approval for any development east of a line extending from original Kingston Avenue/Route 10 intersection, south to the southern property line, a 50 foot wide right of way for a special access street (public) from Kingston Avenue along the northern line of the property to the eastern property line to serve the future development of Tax Map 118-15 (1) Parcel 16 shall be dedicated free and unrestricted to and for the benefit of Chesterfield County.
- 2.B. Prior to site plan approval for any development east of a line extending from original Kingston Avenue/Route 10 intersection, south to the southern property line, a 50 foot wide right of way for a special access street (public) from the northeastern corner of the property along the eastern property line to serve the future development of Tax Map 135-2 (1) parcel 4 shall be dedicated free and unrestricted to and for the benefit of Chesterfield County. In the event that Tax Map 118-15 (1) parcel 16 and the property are combined for development, the 50 foot wide right of way for a special access street (public) may be relocated eastwardly and as close as possible to the right of way of I-295, the exact relocation of same to be approved by the Planning Commission.
3. Access to Route 10 shall be limited to Kingston Avenue and one additional entrance/exit located approximately midway between the Kingston Avenue intersection and the western property line. At the time of site plan review, a second additional access located toward the western property line to align with a crossover may be approved by the Transportation Department. If the second additional access is approved, the developer shall be responsible for full cost of a traffic signal and construction of the crossover (including necessary turn lanes). The exact location of these accesses shall be approved by the Transportation Department.
4. To provide for an adequate roadway system at the time of complete development, the developer shall be responsible for the following:
 - A. Construction of additional pavement along the eastbound lanes of Route 10 to provide an additional lane of payment for the entire property frontage.
 - B. Construction of additional pavement along the westbound lanes of Route 10 at the Kingston Avenue intersection to provide dual left turn lanes.
 - C. Construction of additional pavement along the first 500 feet of Kingston Avenue at its intersection with Route 10 to provide a five (5) lane typical section (i.e., two (2) southbound lanes and three (3) northbound lanes).
 - D. One-half cost of traffic signalization, if warranted as determined by the Transportation Department, at the Kingston Avenue/Route 10 intersection.
 - E. Construction of a thirty (30) foot wide face of curb to face of curb special access street (public) through the subject property from Kingston Avenue to the western property line. It is understood that the Transportation Department will not allow parking thereon. The exact location of this special access street shall be approved by the Planning Commission.

- F. Dedication to the County of Chesterfield, free and unrestricted, any additional right of way (or easement) required for the improvements identified above, and to include right of way for construction of an additional northbound turn lane along Kingston Avenue at its intersection with Route 10.
5. Prior to any site plan approval, a phasing plan for required road improvements identified in proffered condition #4, with supporting traffic analysis, if requested by the Transportation Department, shall be submitted to and approved by the Transportation Department.
6. Prior to obtaining a building permit, one of the following shall be accomplished for fire protection:
- A. The owner, developer or assignee(s) shall pay to the County \$150 per 1,000 square feet of gross floor area adjusted upward or downward by the same percentage that the Marshall Swift Building Cost Index increased or decreased between June 30, 1991, and the date of payment. With the approval of the County's Fire Chief, the owner, developer or assignee(s) shall receive a credit toward the required payment for the cost of any fire suppression system not otherwise required by law which is included as a part of the development.
- OR
- B. The owner, developer or assignee(s) shall provide a fire suppression system not otherwise required by law which the County's Fire Chief determines substantially reduces the need for County facilities otherwise necessary for fire protection.
7. The architectural treatment of the development shall be similar to that of either Rivers Bend Shopping Center or Chesterfield Meadows Shopping Center.
8. No buildings shall be constructed within the 100 year floodplain.
9. Site plans shall be submitted for Planning Commission review and approval as set forth in Section 21.1-276 of the Zoning Ordinance. The developer shall notify all adjacent property owners and the last known President of the Enon Civic Association, at least twenty-one (21) days prior to the Planning Commission's consideration of the site plan, of the time and date of site plan consideration.
10. Except for those uses located within 400 feet of Route 10 or those uses located between Kingston Avenue and Route I-295, no use will be open to the public between the hours of 12 midnight and 6:00 a.m.
11. The following uses shall not be permitted:
- A. Occult Sciences such as palm readers, astrologers, fortune tellers, tea leaf readers, prophets, etc.;
- B. Automobile and motorcycle sales, services and/or repairs;
- C. Taxidermies;
- D. Veterinary hospitals and/or commercial kennels;
- E. Material reclamation receiving centers;
- F. Cocktail lounges and nightclubs;
- G. Coin operated dry cleaning, pressing, laundry and laundromats;

- H. Pawn shops, salvage barns and flea markets;
 - I. Satellite Dishes;
 - J. Residential multifamily and townhouses;
 - K. Group Care facilities;
 - L. Temporary outdoor vendors;
 - M. Wand type motor vehicle washes;
 - N. Outdoor recreational establishments;
 - O. Motorcycle rentals;
 - P. Auto rentals, except as an accessory use to a hotel;
 - Q. Medical facilities or clinics devoted primarily to drug or alcohol treatment;
 - R. Dry cleaning in conjunction with dry cleaning, pick up and drop off.
12. Outside public address systems shall be limited to financial or restaurant drive-thru facilities located within 400 feet of Route 10. Any such public address system shall be designed so as not to generate sound levels above 65 dBA between the hours of 7:00 a.m. and 10:00 p.m. measured at the north line of the 100 year floodplain of Johnson's Creek at the point closest to the source of noise. During all other times any such public address system shall be designed so as not to generate noise levels above 55 dBA measured at the north line of the 100 year floodplain of Johnson's Creek at the point closest to the source of noise.
13. The 100 year floodplain of Johnson's Creek on the subject property shall be maintained as a buffer and where the 100 year floodplain is not at least seventy-five (75) feet wide on the subject property, the width of the buffer shall be expanded to accommodate at least a seventy-five (75) foot wide buffer. This buffer shall comply with Sections 21.1-226, 21.1-227 (a), (b), (c), (d), (e), (f), (g), (h) and 21.1-228(a)(3) provided, however, that utilities may be located within the buffer, but shall only be located so as to run generally perpendicular through the buffer and located so as to minimize visibility through the buffer. However, the Planning Commission, at the time of site plan review may allow parking or driveways within the floodplain provided the location is more than one hundred fifty (150) feet north from the north line of the sanitary sewer easement in the easternmost twenty-four hundred (2,400) foot area of the subject property, and seventy-five (75) feet north of the southern property line of the subject property in the westernmost area, and adequate buffers and screening are accomplished. Except as provided herein to accommodate utilities, driveways and parking areas, no silvaculture shall be permitted within said floodplain.
14. Any hotel located within the development shall be located north and east of Relocated Kingston Avenue or any relocation of Relocated Kingston Avenue.
15. There shall be no more than six (6) outparcels along Route 10 west of Kingston Avenue. There shall be no more than two (2) outparcels along Route 10 east of Kingston Avenue provided, however, that if a hotel is built on the property along Route 10 east of Kingston Avenue, only one outparcel will be permitted.
16. There shall be no on-site burning of land cleared material, debris or construction materials.
17. The site shall be designed so as to store the ten (10) year post development storm and release a maximum of a two (2) year pre-development storm.

18. The area designated on the conceptual site plan as "office/service" shall be limited to office/warehouses and C-2 uses not excluded by proffer No.11.
19. Any access provided through the subject property to the south shall be generally located as close to I-295 as practicable so as to minimize the impact on residences in the Cameron Hill Subdivision, and the exact location of this access shall be approved by the Planning Commission.
20. Any cocktail lounges and nightclubs shall be permitted only as accessory to a hotel, provided the maximum occupancy of any individual lounge or nightclub so permitted shall not exceed 100.
21. If approved by the Transportation Department and VDOT, prior to release of final occupancy permits for more than 50,000 gross square feet of floor area, Okuma Drive shall be constructed as a cul-de-sac towards its eastern terminus, and the developer shall initiate a request to abandon the appropriate section(s) of Kingston Avenue so that there is no right of way connection between Okuma Drive and Kingston Avenue.
22. The maximum density of this development shall be 280,000 square feet of shopping center, or equivalent densities, as approved by the Transportation Department.

Vote: Unanimous

93SN0179

In Bermuda Magisterial District, ROBERT W. AND BETTY S. ADAMS requested rezoning from Residential (R-7) to General Business (C-5). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan designates the property for residential use of 1.51 to 4.0 units per acre. This request lies on a 3.35 acre parcel, known as 8930 Pams Avenue. Tax Map 81-8 (2) Kingsland Heights, Lot 8 (Sheet 23).

Mr. Jacobson presented a summary of Case 93SN0179 and stated the Planning Commission and staff recommends approval and acceptance of the proffered conditions. He noted the request conforms with the Jefferson Davis Corridor Plan.

Mr. Dean Hawkins, representing the applicant, stated the recommendation was acceptable. There was no opposition present.

On motion of Mr. McHale, seconded by Mr. Daniel, the Board approved Case 93SN0179 and accepted the following proffered conditions:

1. Prior to obtaining a building permit, one of the following shall be accomplished for fire protection:
 - A. The owner, developer or assignee(s) shall pay to the County \$150 per 1,000 S.F. of gross floor area adjusted upward or downward by the same percentage that the Marshall Swift Building Cost Index increased or decreased between June 30, 1991, and the date of payment. With the approval of the County's Fire Chief, the owner, developer or assignee(s) shall receive a credit toward the required payment for the cost of any fire suppression system not otherwise required by law which is included as a part of the development.